

CITY OF VANCOUVER

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 23, 1971, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor  
Aldermen Adams, Bird, Broome, Hardwick,  
Linnell, Phillips, Rankin,  
Sweeney and Wilson

ABSENT: Alderman Calder

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT There were present in the Council Chamber students from the English Language Training Class of Vancouver City College, under the direction of Mrs. Katz.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,  
SECONDED by Ald. Linnell,  
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated February 16, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

It was agreed to consider a Special Committee report at this point.

A. Tenders re 20 Year Sinking Fund Debentures: \$6,000,000

The Special Committee comprising the Chairman of the Finance Committee (Alderman Adams), the Board of Administration and the Director of Finance, submitted a report dated February 22, 1971, as a result of tenders received for \$6,000,000 of City of Vancouver 20 Year Sinking Fund Debentures dated April 1, 1971.

After due consideration it was,

MOVED by Ald. Adams,  
SECONDED by Ald. Linnell,  
THAT all bids received be rejected, deposit cheques returned, and the Committee be given authority to arrange a recall for tenders, or negotiate as advisable, in an endeavour to obtain an improved price, and a report be made back to the Council.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,  
SECONDED by Ald. Adams,  
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

## UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

- (a) Renovation and Improvements:  
Mountain View Cemetery
- (b) Illegal Suite: Hardship Case  
(Mansourian) 5184 Sherbrooke Street

## COMMUNICATIONS OR PETITIONS

1. Use of Capilano Stadium:  
Tri Service Cadet Tattoo

The Council considered a request from the Air Cadet League of Canada for permission to use Capilano Stadium on May 8, 1971 for a performance of the Tri Service Cadet Tattoo.

MOVED by Ald. Broome,

THAT this request be referred to the Park Board with the advice that the City Council would appreciate it if the Capilano facilities can be made available to this organization in accordance with the request received.

- CARRIED

**2. Federal Government Office Building:  
Downtown**

MOVED by Ald. Hardwick,

THAT the communication from the Minister of Public Works in respect of Federal Government office building, downtown, be deferred to consideration of Board of Administration report on the matter, later this day.

- CARRIED

(see pages 8 & 9)

### 3. Proposed Vancouver Citizens Transportation Commission

His Worship the Mayor submitted a communication, dated February 22, 1971, advising of a meeting with Mr. J. Lecky, Chairman of the Town Planning Commission and Alderman Wilson, Chairman of the Council's Standing Committee on Transportation, following which it is recommended a Vancouver Citizens Transportation Commission be set up. Various organizations are listed from whom representatives would be invited to comprise the membership. It is proposed Vancouver take the lead in the Regional area for transportation planning involving public participation and programs developed be extended to the Region as circumstances permit. The objectives of this Commission are recommended, as set out in the communication.

MOVED by Ald. Wilson,

THAT the recommendations in His Worship the Mayor's communication of February 22nd be approved, after adding the name Automotive Transport Association to the list of organizations to be represented on the membership of the Commission.

(referred)

MOVED by Ald. Phillips,

MOVED by MR. PHILLIPS,  
THAT this subject matter be referred to the Executive Committee of the Greater Vancouver Regional District for consideration, particularly the question of setting up of a representative Transportation Committee for the Greater Vancouver Regional District area.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. General Report,  
February 19, 1971

## Works and Utility Matters

**Local Improvement Project # 27  
Portion of East 53rd Avenue (Clause 9)**

The Assessment Commissioner reported on a communication from Mr. T.D. Mathieson of 814 East 53rd Avenue requesting the Project No. 27, which was before the Court of Revision on November 19, 1970, by a properly signed petition for curbs and gutters local improvement, but because of protests received was not approved by the Council following the Court, now be approved on the basis that the petition was properly completed.

MOVED by Ald. Linnell,

MOVED by MR. BROWN,  
THAT each of the property owners affected by this local improvement project be advised the Council is reviewing the proposed local improvement, and the reaction of property owners to it be obtained forthwith, having been given the details of the project including cost;

FURTHER THAT, if and when the required approvals are received, the City Engineer be instructed to include this project in the second part of the local improvement program for completion this year.

- CARRIED

## Balance of Works and Utility Matters

MOVED by Ald. Bird,

MOVED by MR. TELLER,  
THAT Clauses 1 to 8 inclusive of the report of the Board of Administration (Works and Utility matters), dated February 19, 1971, be adopted.

- CARRIED

## Harbours and Parks Matters

Vancouver-Fraser Park District:  
1971 Provisional Budget

The Council noted a request from the Save Our Parkland Association that a delegation be heard in connection with the 1971 Provisional Budget of the Vancouver-Fraser Park District and the Council's financial participation therein.

MOVED by Ald. Phillips,

THAT the delegation be heard but relevant information be furnished beforehand to members of Council in respect of the matter.

- CARRIED

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The Council (in Committee) recessed at approximately 10:40 A.M. to reconvene 'In Camera' in the Mayor's Office, following which the Council (in Committee) reconvened in open session in the Council Chamber, at approximately 11:25 A.M., with Alderman Adams in the Chair and the following members present:

PRESENT: Alderman Adams (in the Chair)  
Aldermen Bird, Broome, Hardwick,  
Linnell, Phillips, Rankin, Sweeney  
and Wilson

ABSENT: His Worship the Mayor (Civic Business)  
Alderman Calder

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**COMMUNICATIONS OR PETITIONS (cont'd)**

#### 4. Gastown-Chinatown: Historical Site

Advice was received from the Deputy Provincial Secretary by letter dated February 22, 1971, of a notice appearing in the British Columbia Gazette of February 18, 1971, in which it designates Gastown-Chinatown as an historic site.

MOVED by Ald. Hardwick,

MOVED by MR. HANWICH,  
THAT this information be received and the Board of Administration be requested to report on the implications as a result of this designation and furnish a map of the area affected.

**- CARRIED**

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

### General Report (cont'd)

## Building and Planning Matters

Rezoning: Application Fee (Clause 2)

The Board of Administration submitted a report of the Director of Planning and Civic Development with regard to a potential levy to accompany rezonings to a higher density use in order that the City may realize a part of the increased value created thereby. It is pointed out in the report that such a rezoning levy would be illegal at the present time as it is not in the power of the City and therefore an appropriate Charter amendment would be required.

MOVED by Ald. Bird,

THAT the Board of Administration be requested to report on means by which the City may realize financial gain from the rezoning of property to a higher use.

**- CARRIED**

A recorded vote was requested. The record, therefore, is as follows:

## FOR THE MOTION

Alderman Adams  
Alderman Bird  
Alderman Sweeney  
Alderman Phillips  
Alderman Hardwick  
Alderman Rankin  
Alderman Linnell

AGAINST THE MOTION

Alderman Broome

(The motion was declared carried).

(Alderman Wilson was absent while this vote was being taken)

- 3 -

The Council (in Committee) recessed at 12:00 noon to reconvene in the Council Chamber at 2:00 P.M.

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The Council (in Committee) reconvened in the Council Chamber at approximately 2:00 P.M., with the following members present:

PRESENT: His Worship the Deputy Mayor (Alderman Calder)  
Aldermen Adams, Bird, Broome, Hardwick,  
Linnell, Phillips, Rankin, Sweeney  
and Wilson

ABSENT: His Worship the Mayor (Civic Business)

#### DELEGATIONS AND UNFINISHED BUSINESS

1. Renovation and Improvements:  
Mountain View Cemetery

Under date of February 5, 1971, the Board of Administration submitted a report of the Medical Health Officer, as a result of a communication from the Fraser Street Merchants Association in regard to renovations at Mountain View cemetery, particularly suggesting the next stage of improvement should be on the Fraser Street side. Concern is expressed also about removal of large trees. A resolution was referred to from the Town Planning Commission in respect of the trees and the overall plan.

A further report was received from the Board of Administration under date of February 22, 1971, dealing particularly with a further resolution from the Town Planning Commission, by letter dated February 19, 1971.

A delegation was heard on behalf of the Fraser Street Merchants Association. Seven communications were noted in support of the City's improvement program and in several cases agreeing with the removal of the large trees.

MOVED by Ald. Linnell,  
THAT in the event a grave owner is agreeable to have a tree remain, the City offer an alternate location at no further expense to the owner.  
(not put)

MOVED by Ald. Wilson, in Amendment,  
THAT the Board of Administration reports be received and where practical, the large trees be retained. - CARRIED

(The Amendment having carried, the motion of Alderman Linnell was not put)

2. Illegal Suite (Hardship Case):  
Mansourian

The Board of Administration, under date of February 5, 1971, submitted an information report explaining the situation in respect of an illegal suite at 5184 Sherbrooke Street.

A delegation was heard on behalf of Mr. Asatour Mansourian, the owner, requesting the suite be allowed.

After due consideration of the circumstances in this case, it was,

MOVED by Ald. Broome,  
THAT the delegation's representations be received.  
- CARRIED

MOVED BY Ald. Wilson, in Amendment,  
THAT the City's policy be made applicable in this case, with the termination date for the suite being June 30, 1971.

- LOST  
(Alderman Wilson is recorded in favour of the amendment)

(The motion of Alderman Broome was put and carried)

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**DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)**

C. Electrical Signs Projecting Over City Streets: Fee

The Board of Administration, under date of February 19, 1971, submitted the following recommendations of the Director of Permits and Licenses:

- "1. The amendment to Section 71 of the Sign Bylaw, as prepared by the Corporation Counsel and attached hereto, be adopted.
2. Funds in the amount of \$9,150 be approved in advance of the 1971 budget to enable the Department of Permits and Licenses to engage the necessary temporary help and purchase the required equipment and supplies.
3. An amount of \$9,000 be approved in advance of the 1971 budget to cover data processing costs in setting up the system design, programming, and key-punching for the billing system .
4. The classifications for the temporary help be subject to the approval of the Director of Personnel Services."

A representative of the Illuminated Sign Manufacturers' Association appeared and submitted a brief, dated February 23, 1971, setting out their position in the whole matter and present proposals in connection therewith.

MOVED by Ald. Hardwick,

THAT the foregoing recommendations in the Board of Administration report be approved, except that in respect of recommendation (1), provision be made in the By-law for clarification in regard to facia signs.

- CARRIED

MOVED by Ald. Broome,

THAT the communications from Famous Players Canadian Corporation Limited and Pacific Petroleum Ltd., objecting to the proposed by-law changes, be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

## Building and Planning Matters (cont'd)

#### Parking:

2500 Williams Street (Clause 3)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

## Balance of Building and Planning Matters

MOVED by Ald. Linnell,

THAT Clauses 1 and 4 of the report of the Board of Administration (Building and Planning matters), dated February 19, 1971, be adopted.

- CARRIED

(For Council action on Clause 2 of Building and Planning matters, see page 4)

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

**Supervised Recreation Division:  
Park Board (Clause 2)**

The Council considered a resolution of the Park Board in respect of reorganization of the Supervised Recreation Division and requested the City Council approve one new position of Assistant Director. The Board of Administrations recommends that the recommendations of the Administrative Analyst and the Director of Personnel Services on this matter be approved, these recommendations recommending establishment of the additional position as well as other matters relating to the Division.

MOVED by Ald. Adams,

MOVED by Mr. Adams,  
THAT this whole matter be referred for consideration by  
the Standing Committee on Finance when dealing with the Park  
Board budget.

- CARRIED

**Replacement of IBM Equipment:  
Vancouver Police Department (Clause 3)**

The Board of Administration submitted a report of the Director of Finance and the Coordinator of Data Processing and Systems as a result of a resolution from the Police Commission as follows:

"THAT City Council be requested to consider approving the replacement of a Model 026, printing card punch, and a Model 056, card verifier, prior to final approval of the 1971 Police Estimates."

Recommendations are made as follows:

- "(a) That the replacement of two keypunch machines at the Police Department as detailed, be approved.
- (b) That necessary expenditures amounting to an estimated \$472. in advance of 1971 Budget approval be authorized."

MOVED by Ald. Bird,

THAT the foregoing recommendations be approved.

- CARRIED

New Clerical Position: Parking Branch  
Engineering Department (Clause 1)

MOVED by Ald. Bird,

THAT Clause 1 of the report of the Board of Administration (Finance matters), dated February 19, 1971, be adopted.

- CARRIED

At this point a short recess was observed.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Personnel Matters,  
Supplementary, February 19, 1971

Leave of Absence with Pay:  
D. H. Brewer (Clause 5)

MOVED by Ald. Broome,  
THAT, pursuant to report from the Board of Administration  
and the Director of Personnel Services, leave of absence with  
pay be granted to Mr. D.H. Brewer of the Purchasing Department  
for November 23, 1970 and one-half day on November 24, 1970, having  
been absent at these times participating in a search for a  
missing hiker on Mount Seymour Mountain.

- CARRIED

## Balance of Supplementary Personnel Matters

MOVED by Ald. Hardwick,

MOVED by Mr. Harawich,  
THAT Clauses 1 to 4 inclusive of the report of the Board  
of Administration (Personnel matters, Supplementary), dated  
February 19, 1971, be adopted.

- CARRIED

## E. Property Matters, February 19, 1971

Parking Site: N/E corner of Dunsmuir  
and Richards Street (Clause 7)

It was agreed to defer consideration of this matter pending the hearing of delegations as requested.

- CARRIED

Sale of City-owned Lot:  
Danish Community Centre (Clause 9)

In connection with this clause the Council noted communications from Progressive Manufacturing Co. Ltd., under date of February 19, 1971 and November 10, 1970, addressed to the Property Department.

MOVED by Ald. Phillips,

THAT consideration of this whole matter be deferred to the next meeting to allow the Progressive Manufacturing Co. Ltd. to have an opportunity to study the Board of Administration report on the question and to permit the Company to appear before Council if it so wishes.

- CARRIED

## Balance of Property Matters

MOVED by Ald. Bird,

THAT Clauses 1 to 6 inclusive and Clause 8 of the report of the Board of Administration (Property matters), dated February 19, 1971, be adopted.

- CARRIED

F. Federal Government Office Building:  
Downtown

The Board of Administration, under date of February 19, 1971, submitted an information report in respect of the proposed Federal Office Building on Block 56, Georgia, Robson, Homer and Hamilton Streets. The following is extracted from the report:

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Federal Government Office  
Building: Downtown (cont'd)

"At the present time the Director of Planning and other City officials are starting discussions with federal officials on various aspects of the development. There are a number of specific problems to be dealt with, such as:

- a. the acquisition of City land, including the lane and the cost and timing of removing services
- b. the cost and timing of relocating Fire Hall No. 1 (a study of Downtown firehall locations has already been initiated -- the City Building Inspector is concerned that, because of the time required to plan and build a replacement, the federal site may not be ready until January, 1973)
- c. the relationship of development proposals to other civic requirements.

Some additional possibilities are also being investigated:

1. the closing of Hamilton Street between Blocks 56 and 57 to form one larger federal site with a core of open space
2. a pedestrian network including an overpass to Georgia Street (both proposed in 'Redevelopment in Downtown Vancouver, Report No. 5')
3. the correlation of the CBC centre and proposed federal building with regard to parking, design criteria, etc.

It is recommended that this report be received as a progress report for information and the Director of Planning and other officials be instructed to continue discussions with federal officials and report back as specific information is available."

A communication was received from the Honourable Mr. Laing, Federal Minister of Public Works, also giving information on the proposed building and stating the Government wishes to acquire the City-owned property in the block. It is advised action is being taken to ensure the City is kept informed of plans and progress in this project.

MOVED by Ald. Hardwick,

MOVED by Mr. MUNROE,  
THAT the Board of Administration report and the communication from the Minister of Public Works be received; the recommendation in the Board of Administration report be approved; and the following be added to the possibilities to be investigated in addition to those mentioned in the Board of Administration report:

- (a) disposition program in respect of the Federal Customs Building, Post Office, and other Federal buildings.
- (b) Federal financial grants toward provision of access (which could include for road, transit, parking, re the proposed new Federal Building.)

- CARRIED

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BOARD OF ADMINISTRATION OTHER REPORTS (cont'd)

G. Rate Structure Application:  
B.C. Telephone Company

The Board of Administration, under date of February 19, 1971, referred to Council's resolution of February 16th, instructing a strong brief be presented to the Hearings in respect of the rate structure application of the B.C. Telephone Company. The Board of Administration points out submissions have to be filed not later than March 5th. The preparation of such a brief requires a substantial amount of statistical information which could not be assembled and produced within this deadline. It is proposed, therefore, that the City's case be set out in the form of a Council resolution, copy of which was submitted for consideration.

After due consideration of the resolution submitted, it was,

MOVED by Ald. Linnell,

WHEREAS in 1966 the Board of Transport Commissioners stated that "the Board's jurisdiction over the Company is mainly one of fixing, determining and enforcing just and reasonable rates and charges, free from unjust discrimination or undue preference";

AND WHEREAS in 1950 the Board of Transport Commissioners in its judgment on the application of the British Columbia Telephone Company to establish varying rates for exchange service on the basis of the number of telephones within the exchange, indicated that exchanges with a large number of phones should not be required to subsidize exchanges with fewer phones;

AND WHEREAS in the opinion of the Council of the City of Vancouver the telephone users within the Vancouver telephone exchange should not be required to subsidize the long distance telephone service of the Company;

AND WHEREAS the rates for long distance service are the same for business and residential use notwithstanding the productive value of the service to businesses and the heavy use of the service by businesses;

AND WHEREAS there is a significant difference in the rates charged within the rate groups;

AND WHEREAS notwithstanding that the Company attributes the particularly heavy costs of construction to the difficult terrain of British Columbia it is not requesting that the rates for long distance service in excess of 50 miles be increased as drastically as exchange rates;

NOW THEREFORE BE IT RESOLVED that Council of the City of Vancouver respectfully submits to the Railway Transport Committee of the Canadian Transport Commission that it is firmly opposed to any structure or scale of rates which results in the Vancouver telephone exchange subsidizing smaller exchanges or the long distance service.

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Rate Structure Application:  
B.C. Telephone Company (cont'd)

BE IT FURTHER RESOLVED that the Railway Transport Committee be asked to carefully examine and consider the following matters:

- (a) Whether the present and proposed exchange rates are borne equitably as between Vancouver and the smaller exchanges. Should the Committee find that the service in Vancouver is more valuable, it is asked that in determining the monetary amount to be ascribed to the difference in value, the Committee give weight to the fact that people in Vancouver are required to accept a Group 9 service whether they require or desire it or not and they do not necessarily place more phone calls within their exchange than persons in smaller exchanges;
- (b) Whether the long distance rates are sufficient to meet the costs of the service. Should the Committee find that the cost of long distance service must be recovered in part from exchange rates, it is asked that costs to be recovered be recovered on an equitable basis as between business and residential users.

AND WHEREAS the British Columbia Telephone Company points to the sharp rise in interest rates on borrowed money as one of the major reasons for a rate increase and quotes the interest rate on money borrowed in 1970 at 9 5/8%;

AND WHEREAS in 1968 the rate of return on the Company's total capital outstanding exceeded the range established by the Commission in 1966 but the Commission refrained from ordering a reduction in rates in view of the high interest rates being charged and permitted the rate of return to exceed the established range;

AND WHEREAS there has been a sharp drop in interest rates and the Company has recently borrowed money at 8 1/4%, being 1 3/8% lower than the rate in 1970 and it might reasonably be expected that the problem created by high interest rates will be fully resolved in the near future;

AND WHEREAS in the opinion of the Council of the City of Vancouver short term or temporary factors would not justify a rate increase;

THEREFORE BE IT RESOLVED that the Railway Transport Committee of the Canadian Transport Commission be asked to carefully examine the Company's submission with respect to the effects of the interest rates paid by the Company for borrowed money in the past three years and that any rates paid in those years should be given only the appropriate weight in establishing a reasonable rate of return.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Rate Structure Application:  
B.C. Telephone Company (cont'd)

MOVED by Ald. Bird,

THAT the Board of Administration report to Council in sufficient time before the Hearings are held (expected to be in August) in order that the Council at that time may consider appropriate representations at the Hearings.

- CARRIED

H. Transit Service Changes

A Special Committee, comprising Aldermen Linnell, Phillips and Rankin reported as follows, under date of February 19, 1971, as a result of a meeting with officials of the B.C. Hydro and Power Authority, particularly in regard to cuts in transit service:

"At the February 16, 1971 meeting of Council, the following resolution was passed:

THAT a Committee of Council be appointed to request a meeting with the authorities of B.C. Hydro and Power Authority, including Dr. Shrum, and a meeting with the Provincial authorities in order to discuss the particular matters contained in these communications.

His Worship appointed Aldermen Linnell, Phillips and Rankin to this Committee.

The Committee members met with Dr. Shrum, Chairman, B.C. Hydro and Power Authority and Mr. T. W. Barchard, General Manager, Transportation Division, B.C. Hydro and Power Authority in the office of Dr. Shrum at 2:00 p.m. on Thursday, February 18, 1971.

Due to the announcement of the Honourable Ken Keirnan to the Legislature on Wednesday, February 17 re. the takeover of the B.C. Hydro and Power Authority, the objectives of your Committee were difficult to obtain because at any suggestion Dr. Shrum intimated that if we wished to change the transit service, the answer was to take it over. However, despite this 'impasse', the following points were agreed upon:

- 1) Dr. Shrum said that the primary objective of the B.C. Hydro and Power Authority was to provide good service for workers during the rush hours. He intimated that extra busses would be put on during these rush hours so that no one would be left waiting to get either to work or home from work.
- 2) There would be a definite cutback in service where there were no patrons. This meant that the early morning and late evening runs would not be reinstated.
- 3) The question of the Sunday pass and the Holiday pass was being reviewed and the decision would be presented to the Board of Directors on Monday, February 22 when an announcement would be made. If these were instituted it would be primarily because of the older persons using it.
- 4) There would definitely be no 'downtowner' pass. It was intimated that there has been very much abuse and this was the reason for discontinuing this pass.
- 5) The Spanish Banks bus would be reinstated for the three Summer months. In response to letters from senior citizens in rest homes in the area, Dr. Shrum intimated that they should move to rest homes nearer transportation.

cont'd.....

Regular Council, February 23, 1971 . . . . . 13

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

### Transit Service Changes (cont'd)

- 6) Busses for special events such as hockey games, football games and races would run provided there was a demand and that the tariff would be 50¢ each way. It was mentioned that Thursday and Friday night parking in the Oakridge parking lot was not being allowed, so special events on these nights could not be serviced with busses from Oakridge.
- 7) Mr. Barchard intimated that a research man would be appointed to work with our Traffic Department for continual review and upgrading of service.
- 8) Suggestions and ideas for changes in the service were to be sent directly to Mr. Barchard or Dr. Shrum.
- 9) The City, through the Transportation Committee, initiate with the B.C. Hydro and Power Authority, discussions which it was hoped would lead to the P.N.E. being used for a perimeter parking lot."

In the Council's discussion it was noted that the Sunday pass has been reinstated.

MOVED by Ald. Linnell,

THAT this report be received for information and in respect of Item 9 in the report, the subject be referred to the City Engineer for report back to Council.

- CARRIED

## I. Civic Participation in the 1971 Centennial P.N.E.

The Board of Administration, under date of February 22, 1971, submitted a report of the Director of Planning dealing with participation in the 1971 Centennial Fair, the 1971 International Trade Fair and refurbishing of the City's Downtown model.

The following recommendations are noted in the report:

- "1. THAT City Council approve the refurbishing of the City's Downtown model at an estimated cost of \$1,200 and that funds for such purpose be approved in advance of the approval of the 1971 Budget.
2. THAT the City participate in the 1971 Centennial P.N.E. with an exhibit in the foyer space at the Coliseum building and that the Comptroller of Accounts be authorized to include funds to the extent of \$4,110 in the 1971 Revenue Budget.
3. THAT the Director of Planning and Civic Development report back in due course regarding the model display 'Vancouver - the City of the Seventies'."

MOVED by Ald. Linnell,

THAT recommendation "1" be approved.

- CARRIED

MOVED by Ald. Adams.

THAT recommendation "2" be not approved.

- CARRIED

MOVED by Ald. Hardwick,

THAT recommendation "3" be approved.

- CARRIED

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COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,  
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,  
SECONDED by Ald. Broome,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (area bounded by 70th Avenue,  
S/W Marine Drive and Ash Street)

MOVED by Ald. Hardwick,  
SECONDED by Ald. Broome,  
THAT leave be given to introduce a By-law to amend By-law  
No. 3575, being the Zoning and Development By-law, and the  
By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,  
SECONDED by Ald. Broome,  
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,  
SECONDED by Ald. Broome,  
THAT Council do resolve itself into Committee of the Whole,  
to consider and report on the By-law, His Worship the Deputy  
Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,  
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,  
SECONDED by Ald. Broome,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,  
SECONDED by Ald. Broome,  
THAT the By-law be read a third time and the Mayor and  
City Clerk be authorized to sign same and affix thereto the  
Corporate Seal.

- CARRIED

(The By-law received three readings)

Regular Council, February 23, 1971 . . . . . 15

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW No. 4531  
BEING THE REFUSE BY-LAW (Night Shift Area)

MOVED by Ald. Wilson,  
SECONDED by Ald. Sweeney,

THAT leave be given to introduce a By-law to amend By-law No. 4531 being the Refuse By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,  
SECONDED by Ald. Sweeney,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,  
SECONDED by Ald. Sweeney,

THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,

THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Wilson,

SECONDED by Ald. Sweeney,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,

SECONDED by Ald. Sweeney,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

3. BY-LAW TO AMEND BY-LAW No. 2341  
BEING THE SIGN BY-LAW (Fee re Electrical  
Signs projecting over City Streets)

MOVED by Ald. Linnell,  
SECONDED by Ald. Broome,

THAT leave be given to introduce a By-law to amend By-law No. 2341 being the Sign By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Linnell,  
SECONDED by Ald. Broome,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Linnell,  
SECONDED by Ald. Broome,

THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Linnell,

THAT Section 71, part (1) be amended by adding the following (not being a facia sign) after the words 'electric sign' in the first line.

- CARRIED

cont'd.....

Regular Council, February 23, 1971 . . . . . 16

## BY-LAWS (cont'd)

By-law to Amend By-law No. 2341  
Being the Sign By-law (cont'd.)

MOVED by Ald. Wilson,  
THAT the Committee rise without reporting and ask leave  
to sit again.

- LOST

MOVED by Ald. Linnell,  
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Linnell,  
SECONDED by Ald. Broome,  
THAT the report of the Committee of the Whole be adopted.  
- CARRIED  
(All members voting and 5 members recused in the negative)

MOVED by Ald. Linnell,  
SECONDED by Ald. Broome,  
THAT the By-law be read a third time and the Mayor and  
City Clerk be authorized to sign same and affix thereto the  
Corporate Seal.

## - CARRIED

(The By-law received three readings)

## MOTIONS

1. Closing and Stopping up of Lane  
(west of Prince Albert Street, north  
of 45th Avenue)

MOVED by Ald. Sweeney,  
SECONDED by Ald. Linnell.

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver: and

WHEREAS Plan 2148 deposited in the Land Registry Office  
dedicated a lane in Block 2, N 3/4 of District Lot 664,  
Group 1, New Westminster District; and

WHEREAS the said lane is surplus to the City's highway requirements:

BE IT THEREFORE RESOLVED THAT the portion of lane dedicated by the deposit of Plan 2148 in Block 2, N 3/4 of District Lot 664, lying south of the production westerly of the northerly limit of Lot 25, Block 2 of the N 3/4 of District Lot 664, Group 1, New Westminster District, Plan 2148, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated December 1, 1970 and marginally numbered LF 5577, a print annexed hereto; be closed, stopped up and conveyed to the Board of School Trustees of School District No. 39 (Vancouver); and

BE IT FURTHER RESOLVED THAT the closed lane be consolidated with adjacent lands.

- CARRIED

## MOTIONS (cont'd)

2. Expropriation: block bounded by Main, Powell, Gore and Cordova Streets for Provincial Courts

MOVED by Ald. Sweeney,  
SECONDED by Ald. Linnell,

THAT WHEREAS the City of Vancouver desires to acquire all those certain parcels or tracts of land and premises situate in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows:

Lot 1, Block 5, District Lot 196, Plan 184, Gr. 1, N.W.D.	202 Main Street and 210-218 Powell Street
Lots 4 & 5, Block 5, District Lot 196, Plan 184, Gr. 1, N.W.D.	220-224 Main Street
Lot 8, Block 5, District Lot 196, Plan 184, Gr. 1, N.W.D.	238-242 Main Street
Lots 9 & 10, Block 5, District Lot 196, Plan 184, Gr. 1, N.W.D.	298 Main Street
Lot 20, Block 5, District Lot 196, Plan 184, Gr. 1, N.W.D.	268-270 Powell Street and 203-221 Gore Avenue
Lots 21 & 22, Block 5, Dis- trict Lot 196, Plan 184 Gr. 1, N.W.D.	252-262 Powell Street
Lot 27, Block 5, District Lot 196, Plan 184 Gr. 1, N.W.D.	226-228 Powell Street

pursuant to its powers under section 204(j)(ix) of the  
"Vancouver Charter", Statutes of British Columbia 1953, Chapter  
55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property  
aforesaid be, and the same is, hereby expropriated by the City  
of Vancouver.

- CARRIED

Regular Council, February 23, 1971 . . . . . 18

MOTIONS (cont'd)

3. Second Crossing of  
Burrard Inlet: Tunnel

On February 16th, Notice was given of a motion, which was changed today by Council agreement, reading as follows:

MOVED by Ald. Broome,  
SECONDED by Ald. Bird,

THAT WHEREAS through the instrumentality of the National Harbours Board, the Government of Canada has caused an engineering study and report to be prepared on the feasibility of developing a second crossing of the First Narrows of Burrard Inlet;

AND WHEREAS the consultants have reported on their study without recommendation as to the type of crossing to be preferred;

AND WHEREAS the consultants have recommended to the National Harbours Board and the Government of Canada 'that all available factual information on both schemes be laid before local civic bodies and citizen organizations with the request that, after study, these groups express their views on the choice in formal briefs to the National Harbours Board or to the Board's Consultants. In this way a consensus of local opinion may be developed before a final crossing selection is made';

AND WHEREAS the Council of the City of Vancouver has received copies of the report of the consultants to the National Harbours Board;

NOW THEREFORE BE IT RESOLVED THAT in view of the benefits to accrue to the City of Vancouver both as a City and as a world trading seaport, and in view of the benefits to accrue to British Columbia, the City of Vancouver advise the National Harbours Board, through its consultants, that the Council of the City of Vancouver's preference for the crossing is a tunnel.

(tabled)

MOVED by Ald. Hardwick,  
SECONDED by Ald. Sweeney,

THAT consideration of this motion be tabled until a report is received from the Council's Sub-committee of the Transportation Committee appointed in connection with this proposed crossing, in order that the various ramifications of the crossing may first be considered.

- CARRIED

4. Public Housing Sites for  
Displaced Persons:  
Fairview Slopes Redevelopment

On February 16th, Notice was received of a motion, which after being changed today by Council agreement now reads as follows:

MOVED by Ald. Bird,  
SECONDED by Ald. Wilson,

THAT WHEREAS the Fairview slopes are slated for rezoning to multiple use;

AND WHEREAS there are many families and persons in the lower income brackets who are at present living in the older houses at a rent which they can afford to pay;

AND WHEREAS with the destruction of these homes for re-development, the new buildings will be at a rent which they cannot afford to pay;

cont'd....

Regular Council, February 23, 1971 . . . . . 19

MOTIONS (cont'd)

Public Housing Sites for Displaced  
Persons: Fairview Slopes Redevelopment  
(cont'd)

THEREFORE BE IT RESOLVED that the Planning Department be instructed to locate a site or sites sufficient to provide public and senior citizen housing, within the Fairview Slopes and False Creek Flats areas, for these people in this area who will be displaced and to consult the representatives of the senior governments in regard to this matter and report back to Council as quickly as possible.

- CARRIED

---

A motion was passed to continue in session until 5:30 P.M.

---

ENQUIRIES AND OTHER MATTERS

Alderman Wilson -  
Public Hearing:  
Fairview Slopes Area

enquired if the Director of Planning and Civic Development would report to Council, by the next meeting, the date when a Public Hearing will be held in respect of the Fairview Slopes area; also to what extent the Board of Variance has granted permission for improvements to buildings in this area.

His Worship the Deputy Mayor so instructed.

NOTICE OF MOTION

1. Residence Requirements for Canadian Citizenship

Notice was given of the following motion, and recognized by the Chair.

MOVED by Ald. Phillips,  
SECONDED by Ald. Sweeney,

THAT the City Council notify the Federal and Provincial Governments that it would favour shortening the residence requirements for eligibility for Canadian citizenship from five to three years.

(Notice)

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The Council adjourned at approximately 5:30 P.M.

\*\*\*

The foregoing are the Minutes of the Vancouver City Council meeting (Regular) of February 23rd, 1971.

Tom Campbell.  
MAYOR

E. Kinsman  
CITY CLERK

## BOARD OF ADMINISTRATION. . . . . (WORKS). 1

February 19th, 1971.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERSCITY ENGINEER'S REPORTRECOMMENDATIONS:

1. Encroachment upon the East Side of Cambie Street North of Robson Street from Lots 8 to 11, Block 58, D.L.541

"An application has been received to validate the encroachment of a building situated on Lots 8 to 11, Block 58, D.L. 541 upon Cambie Street. The encroachments are very minor and at three locations, the maximum being 5/8 of an inch.

I RECOMMEND that the encroachment of the building upon Cambie Street be validated by way of an agreement in accordance with the provisions of the Encroachment By-Law. Where the encroachment of a building is less than 3 inches the By-Law provides that there be no annual rental."

Your Board RECOMMENDS that the foregoing be approved.

2. Encroachment from Lot 5, Block 47, D.L.185 - 1004 to 1026 Nicola Street

"The building situated on the south east corner of Nicola and Nelson Streets has a series of bay windows which have encroached on the City streets since the building was constructed. The encroachment has been validated over the years under an agreement which expires on February 28, 1971. The owner has requested a continuance of the validation of the encroachment.

I RECOMMEND that the encroachment from the building situated on Lot 5, Block 47, D.L.185 be validated in accordance with the Encroachment By-law at an annual rental of \$15 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

3. Street Widening - North Side of Marine Drive East of Angus Drive and Lot B of Lots 3 & 4, Block F, D.L.317

"The Approving Officer has before him for approval a plan of subdivision of Lot B of Lots 3 and 4, Block F, D.L.317 whereby Lots G and H would be created.

. . . . . Cont'd.

Item 3 Cont'd.

As a condition of approval a 17 ft. widening strip for Marine Drive is to be dedicated for highway.

The subdivider has made application to lease the 17 ft. widening strip until required for municipal purposes.

I RECOMMEND that the aforementioned widening strip when dedicated be closed and stopped up and leased to the owner of Lots G and H subject to the following conditions:

- (a) The term of the lease to be 15 years subject to one year's notice of cancellation if the lease area is required for municipal purposes, at a nominal rental of \$15 for the term.
- (b) The lease area to be used for gardening purposes only - no buildings to be constructed upon it.
- (c) The owner of Lots G and H to clear and grade the lease area at the termination of the lease to the satisfaction of the City Engineer.
- (d) The City to be granted a bulkhead agreement in respect to Lots G and H.
- (e) Agreements satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

4. Closing Portion of Prince Edward Street  
North of Kent Avenue

"A portion of Prince Edward Street north of Kent Avenue is more than 66 feet in width. The highway requirements are for a 66 ft. street, thereby making a triangular portion of the street measuring about 1.6 ft. at the base by about 166 ft. surplus to the City's requirements. The owner of the abutting parcel wishes to acquire this narrow strip of surplus street.

I RECOMMEND that the portion of Prince Edward Street outlined red on plan marginally numbered LC 462 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The value of the closed portion of street to be \$136 in accordance with the recommendation of the Supervisor of Property & Insurance.
- (b) The closed portion of road to be subdivided with the abutting private lands. "

Your Board RECOMMENDS that the foregoing be approved.

5. Closure of Lane East of Victoria Drive  
Between 36th and 37th Avenues

"Standard Oil has made application to acquire the 20 ft. lane at the rear of their site at 36th Avenue and Victoria Drive to provide parking for their service station.

Board of Administration, February 19th, 1971. . . . . (WORKS). 3

Item 5 Cont'd.

I RECOMMEND that the lane shown outlined red on plan marginally numbered LF 5553 be closed, stopped up and conveyed to Standard Oil subject to the following conditions:

- (a) The value of the lane to be \$8,620 in accordance with the recommendation of the Supervisor of Property & Insurance.
- (b) The closed lane to be consolidated with the abutting Standard Oil lands to form one parcel.
- (c) A public utility easement to be granted to the City over the closed lane portion of the consolidated site.
- (d) An agreement to the satisfaction of the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

6. Closure of Portion of St. George Street  
and Prince Edward Street North of 5th Avenue  
and a portion of 2nd Avenue West of  
Prince Edward Street

"Rollins Machinery own the property between St. George Street and Prince Edward Street from Great Northern Way to 5th Avenue. St. George Street dead ends at 5th Avenue insofar as vehicular traffic is concerned as the street is well above the grade of Great Northern Way.

There has been no access to Great Northern Way off Prince Edward Street and 2nd Avenue at present is 99 ft. in width which is surplus to the City's requirements. There is also a small portion of City-owned Lot 13 lying between 2nd Avenue, Great Northern Way and Prince Edward Street which they also wish to acquire.

I RECOMMEND that the portion of road coloured red and green on plan marginally numbered LE 3612 and the portion of road coloured red on plan marginally numbered LF 5580 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The applicant to also acquire the portion of City-owned Lot 13 lying south of Great Northern Way.
- (b) The value for the portion of Lot 13 and the closed roads to be \$60,000 in accordance with the recommendation of the Supervisor of Property & Insurance.
- (c) The purchaser to arrange and pay for the relocation of the gas main on Prince Edward Street.
- (d) The purchaser to grant any public utilities easements required over the closed portion of street.
- (e) The closed portions of street, portion of Lot 13 and the applicant's lots to be consolidated into one parcel.
- (f) All agreements to be to the satisfaction of the Corporation Counsel and City Engineer. "

Your Board RECOMMENDS that the foregoing be approved.

Board of Administration, February 19th, 1971. . . . . (WORKS). 4

7. Replacement of Defective Sewers

"The following sewers were inspected by T.V. and found to be in poor condition. The estimated cost of replacement is as follows:

(a) Lane South of Graveley Street east of Slocan Street	\$ 6,500
(b) Adanac Street between manholes east and west of Rupert Street.	\$ 6,200

I RECOMMEND that \$12,700 be appropriated for replacement of these sewers from Account Code 0116/7906, 'Miscellaneous - Unallocated' in the 1970 Sewers Capital Budget. "

Your Board RECOMMENDS that the foregoing be approved.

8. Underground Wiring for New Subdivisions

The Director of Planning & Civic Development and the City Engineer report as follows:

"Preliminary approval has been granted by the Approving Officer to the subdivision of the following properties:

- A. Lot 9, Block 81, D.L. 36 and 51 - 3438 Price Street (See Drawing S-196).
- B. Lot 341, T.H.S.L. - 2995 McGill Street (See Drawing S-197).
- C. S½ Block 4 except East 40', D.L. 632 W½ - 143 E. 28th Avenue (See Drawing S-198).
- D. Lot 21A and North 20' of Lot 24A, Sub. A, Block 'O', D.L. 321 - 3276 Southwest Marine Drive (See Drawing S-199).

Final approval of the above-noted subdivisions could only be granted upon compliance with the following condition:

'That the applicant enters into an agreement with the City that will ensure that all power, telephone and other wire or cable within the subdivision shall be installed underground at no cost to the City,'

as prescribed under Section #18 of the Subdivision Control Bylaw.

Under Section #19 of the By-law, 'the City Council may waive the requirements of Section #18 with respect to any particular wire or cable or to all wires or cables within a subdivision if the Council deems that the applicant would be put to an unreasonable expense in placing such wires or cables underground.'

/continued ..

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Board of Administration, February 19, 1971 . . . . (WORKS - 5)

Clause 8 Continued

The Director of Planning & Civic Development and the City Engineer are of the opinion that subdividers would be put to an unreasonable expense in placing such wires and cables underground as these are minor subdivisions in developed blocks which are already served by overhead wires located on the adjoining streets or lanes.

It is therefore recommended by the Director of Planning & Civic Development and the City Engineer that City Council waive the said requirements of Section #18 of the Subdivision Control By-law for the above-noted subdivisions."

Your Board

RECOMMENDS that the recommendation of the Director of Planning & Civic Development and the City Engineer be approved.

(Drawings are circulated for the information of Council.)

CONSIDERATION:

9. Letter from Mr. T.D. Mathieson re  
Local Improvement Project

The Assessment Commissioner reports:

"A letter from Mr. T.D. Mathieson of 814 East 53rd Avenue addressed to The Mayor and City Council concerns a Curb and Gutter project for East 53rd Avenue from Fraser Street to Ross Street.

Mr. T. Orsness of 3917 Knight Street filed a petition with the City Clerk requesting P.C. Concrete Curbs and Gutters be constructed on both sides of 53rd Avenue from Fraser Street to Ross Street. The petition was received in the office of the Assessment Commissioner on March 3, 1970.

This petition met the requirements of a sufficiently signed petition as set out in Sec. 506(1) of the Vancouver Charter;

'The petition shall be deemed to be sufficiently signed if at least two thirds in number of the assessed owners as at the date of filing, representing at least one-half the value according to the last revised real property assessment roll of the parcels liable to be specially assessed, have signed the petition.'

<u>Assessed Owners</u>	<u>Assessed Value</u>	
Number Entitled to Sign	62	Total Value \$1,691,997
Number Signatures Required	42	Value Required 845,999
Number Signatures Accepted	44	Value Represented 926,689

/continued ...

Board of Administration, February 19, 1971 . . . . . (WORKS - 6)

Clause 9 Continued

The petition was certified by the Assessment Commissioner March 6, 1970.

On October 30, 1970, a notice of assessment was mailed to the assessed owner of each parcel to be specially assessed. This notice contained the necessary information (required by the Vancouver Charter) with respect to the project. The estimated annual rate per foot quoted was 98¢.

At the Court of Revision held on November 19, 1970, Mr. John Turner of 728 East 53rd Avenue spoke in connection with this project. He stated that he had signed the petition, he represented two other property owners, and all three did not want the Curbs and Gutters. The minutes show that this project be not approved and the motion was Carried.

On November 27, 1970, the City Clerk advised the first named petitioner, Mr. T. Orsness, that Council had not approved the said project at its Special Meeting of November 19, 1970.

The City Engineer advises that if the 53rd Avenue project had been approved in November it would have been in the first 1971 contract. This has already been awarded. A second 1971 contract is planned, to be awarded about May or June. If Council now reverses its decision and approves the project, it could be included in this second contract and, if Council so instructs, given priority in construction to insure the work being done this year."

Your Board submits the foregoing report for Council's CONSIDERATION.

(Copies of Mr. Mathieson's letter dated February 4, 1971, are circulated for the information of Council.)

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 62

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Board of Administration, February 19, 1971 . . . . . (HARBOURS - 1)

HARBOURS & PARKS MATTERS

CONSIDERATION:

1. Vancouver-Fraser Park District:  
1971 Provisional Budget

City Council on January 12, 1971, passed the following Resolutions with respect to the Vancouver-Fraser Park District 1971 Provisional Budget:

"THAT the City of Vancouver delegates to the Vancouver-Fraser Park District Board be instructed to approve that Board's mill rate for its 1971 budget to not more than the mill rate for 1970, i.e. .35 mills."

"THAT as soon as policy recommendations relating to the Vancouver-Fraser Park District are reported, such be made available to the Vancouver City Council in order that policy may be determined insofar as Vancouver is concerned."

A letter has now been received from the Save Our Parkland Association expressing its concern of the action taken by Council and requesting to appear before Council to discuss the subject matter.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the Association's letter dated January 15, 1971, are circulated for the information of Council)

DELEGATION REQUEST: SAVE OUR PARKLAND ASSOCIATION

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 62

Board of Administration, February 19, 1971 . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Review of Fees: Zoning and Development By-law - Subdivision Control By-law

The Director of Planning & Civic Development reports as follows:

"In association with the regular review program by the Director of Finance of all City fees and charges; the Planning Department has reviewed the current fee scale for the processing of the Development Permit applications; applications to amend the Zoning or Text of the Zoning and Development By-law together with the fee for applications for Subdivision under the Subdivision Control By-law - all in relationship to current costs of services.

The existing and proposed fees are shown on the attached Schedule.

These fees were last reviewed and amended in 1965. The present fee structure has been examined having regard to increased salary costs, other general increased service costs and the appropriateness of the existing scale of fees with present costs to the City.

It is considered that increases are now warranted and the recommendations have been subject to consultation with and agreement by the Director of Finance.

The recommended fee increases vary generally from 0% to 100%, with the majority being 50%. The fee for rezoning applications for larger areas over a basic 50,000 sq.ft. of land area is increased from \$1.00 to \$4.00 for each 1,000 sq.ft. to cover the basic 50,000 sq.ft. to reflect additional report printing costs and additional staff time.

The recommended increase in fees takes into account:

- (a) The increase in City costs for salaries and services since 1965.
- (b) The increase in complexity and staff time required to process certain applications.
- (c) The increased cost of services such as report printing required with major rezoning applications."

Your Board RECOMMENDS that the revised schedule of fees for the Zoning and Development By-law and the Subdivision Control By-law (attachment A) be APPROVED, and that the Corporation Counsel now prepare and submit the required amendments to the necessary By-laws to implement these fee changes.

(Concurrent with this report a separate report is submitted regarding Council's request to the Board of Administration to investigate a potential levy to accompany the rezoning of land.)

CONSIDERATION

2. Rezoning - Application Fee

The Board of Administration has received the Director of Planning & Civic Development's report of November 17, 1970, dealing with a potential levy to accompany rezonings.

Separate requests to investigate a potential municipal levy to accompany the rezoning of land to higher density use have originated from Council and from the Board of Parks and Public Recreation.

cont'd . . .

Board of Administration, February 19, 1971 . . . . (BUILDING - 2)

Clause 2 continued

The Director of Planning & Civic Development's report may be summarized as follows:

"The function of a potential 'rezoning levy' would be to allow the City of Vancouver to realize a part of the increased value of land created through rezoning to a higher density. This function would be different from, and in addition to, existing 'processing fees'.

Precedents for a 'rezoning levy' in other Canadian municipalities are noted.

Corporation Counsel has advised that a 'rezoning levy' would be held to be illegal as it is not within the present authorized powers of the City."

The Director of Planning & Civic Development concludes that:

- "(a) A municipal levy, or other means of realizing financial gain in connection with rezoning to higher density is presently held to be illegal under the Vancouver Charter.
- (b) An appropriate amendment to the Vancouver Charter would be necessary in order to institute such a rezoning levy. If it is deemed advisable to seek such amendment, it would first be necessary for the Director of Planning and Corporation Counsel to prepare a report on the details of such amendment."

Your Board submits the Director of Planning & Civic Development's report for the CONSIDERATION of Council.

(The Director of Planning & Civic Development's report of November 17, 1970, is circulated for the consideration of Council.)

RECOMMENDATIONS

3. 2500 Williams Street:  
Parking

The Director of Planning & Civic Development reports as follows:

"In April 1970, Mrs. C. Agosti submitted a letter to City Council complaining that--on the 24' landscaped setback provided to an off-street parking area adjacent to Kamloops Street; children play and cause a general disturbance.  
--it was impossible to park in front of their homes on Friday nights and Saturdays.

Mrs. Agosti wants the 24' wide landscaped setback adjacent to Kamloops Street reduced to a width of 11' - the same width as a landscaped setback area existing adjacent to Williams Street. This is to reduce the area available for children's play and provide additional parking for the Safeway Store. With Mrs. Agosti's letter is a petition for 'Additional parking space at the Safeway Store' signed by 23 persons representing 14 properties.

In November 1970, Mrs. Agosti by letter restated the complaints and also asked if somebody could inspect the area on Friday nights or Saturdays.

Subsequently Mrs. Agosti agreed to the report to City Council being further delayed pending investigation by the City Engineering Traffic Division.

Board of Administration, February 19, 1971 . . . . (BUILDING - 3)

Clause 3 continued

BACKGROUND INFORMATION

In 1960 a Development Permit was issued to permit a retail store for Canada Safeway Limited on the east side of Nanaimo Street between Williams and Charles Street. The site is zoned as a C-2 Commercial District.

After approval by the Technical Planning Board a separate Development Permit was issued concurrently for an ancillary Public Parking area on an immediately adjacent easterly site at the south west corner of Kamloops and Williams Street. The parking area site being zoned as an RS-1 One Family Dwelling District.

The plans of development as approved by the Technical Planning Board required a 24' landscaped setback to the parking area both from Williams Street and from Kamloops Street. 24' is the normal front yard requirement for buildings in the One Family Dwelling Districts.

On an appeal to the Board of Variance, Canada Safeway Limited received approval to the relaxation of the required 24' landscaped setback area on Williams Street to 11'.

In 1963, Canada Safeway Limited by letter to the Director of Planning & Civic Development requested that consideration be given to reducing the required 24' landscaped setback on Kamloops Street to 11'. The same reduction as approved by the Board of Variance for Williams Street. This request was not approved as it was considered that the 24' landscaped setback should be maintained to provide an improved general amenity in the surrounding one family dwelling district.

PRESENT REQUESTS BY MRS. AGOSTI

(a) Reduction of Landscaped Setback on Kamloops St.

To reduce the existing 24' wide landscaped setback area on Kamloops Street to 11' would not in our opinion effectively eliminate the problem of children playing both on the Street Boulevard and the site landscaped setback area.

The decrease of 13' in the landscaped setback area would only allow a four car increase in the off-street parking area capacity (59 cars to 63 cars). The decrease would also create a lower standard of amenity in that the off-street parking area is within an RS-1 One Family Dwelling District developed with one family dwellings.

(b) Complaint Re Traffic Volume in Area on Friday nights and Saturdays

This complaint was referred to the City Engineer who advised in December 1970 that:

'We have investigated this complaint and determined that sufficient traffic congestion and transient parking occurs to warrant further traffic regulations.

We will be installing a full time parking prohibition on the south side of the 2400 Block William Street to allow two lanes of traffic and thereby reduce traffic congestion near the Safeway Store. Furthermore, we will be installing a "Resident Parking only" zone in the 2400 Block William Street as the petitioners request.

However, observations on Thursday and Friday nights and on Saturday indicate that parking densities are moderate in the 2500 Block William Street and adequate parking stalls within the block are usually available to residents. Accordingly, we will not be installing "Resident Only" parking restrictions in this block at this time.'

Clause 3 continuedRECOMMENDATION

Having regard to the action taken by the City Engineering Department, I recommend that the letters from Mrs. Agosti be received and Mrs. Agosti and petitioners be provided with copies of this report."

Your Board RECOMMENDS that the recommendations of the Director of Planning & Civic Development be endorsed.

(Circulated for the information of Council is a letter from Mrs. Agosti and accompanying petition dated April 27, 1970.)

4. Downtown Parking Structures -  
Restrictions on Gasoline & Repair  
Service

The Director of Permits & Licenses has been requested to "look into the regulations in regard to downtown parking structures not being permitted to contain gasoline service and automotive repair stations and consider this matter in the light of the change in Regional and National Building Codes".

The City Building Inspector reports as follows:

"It is noted that the resolution refers to two related subjects 'gasoline service' and 'automotive repair stations'. This report deals primarily with 'gasoline service' which by its nature is more hazardous than automotive repairs.

The 1960 and 1965 editions of the National Building Code included regulations forbidding dispensing of gasoline within buildings. The Vancouver Building By-law includes a similar prohibition.

The 1970 edition of the National Building Code contains the following clause 3.3.7.8 on page 116 and the following definitions on page 3:

Subsection 3.3.7.8. 'Facilities for dispensing gasoline shall not be installed in any building except in buildings of Group F occupancy when approved.' (Note: In the National Building Code 1970 a parking structure is categorized as a storage garage which falls in a Group F occupancy along with a long list of industrial occupancies.)

'Approved' means approved by the authority having jurisdiction or the appropriate authority having jurisdiction.

'Authority having jurisdiction' means the municipal council and the agent thereof that have authority over the subject that is regulated.

It appears that this clause (subsection 3.3.7.8) was introduced to give a Council or its Building Official discretion to allow the dispensing of gasoline in a building used for industrial purpose where the dispensing of gasoline is part of the industrial process e.g. an automobile assembly plant. It is not believed that the clause was intended as a means of approving dispensing of gasoline in parking structures, although it could be interpreted in that manner.

cont'd . . .

Board of Administration, February 19, 1971 . . . . (BUILDING - 5)

Clause 4 continued

It must be borne in mind that parking structures are frequently erected as part of and under office buildings, hotels and apartment buildings. The National Building Code 1970 would not permit the dispensing of gasoline in such case, nor should the Vancouver Building By-law.

The Provincial Fire Marshal states he would not oppose such installation provided protective measures are incorporated with the installation, and safety precautions are observed in the operation. The Fire Marshal has submitted a list of precautionary measures which he believes originated with the State of California. It is recognized that cities in the West Coast of the U.S. have permitted dispensing of gasoline in buildings, but it is our understanding that such practice is not permitted in major cities in the Eastern U.S. or Canada.

The Fire Chief advises as follows:

'The National Fire Code of Canada prohibits the dispensing of gasoline inside buildings.

Article 2.3.10.2 (3) of the code states:

The dispensing of gasoline shall not take place inside buildings, or the facilities for dispensing shall not be installed in any building.

The National Fire Code of Canada has been accepted as the minimum standard for fire safety by the majority of municipalities across Canada including the City of Vancouver.

While the degree of safety can be increased by improving the design of flammable liquid installations, experience in this city has been that the majority of accidents involving gasoline spills and fires have resulted from human error. This is despite the fact the installations have met required regulations.

A few examples of accidents in Vancouver include a dispenser sheared from its base when the filling hose was caught up in the tank of an automobile as it drove away from the service station. Approximately fifty gallons of gasoline flowed into the City sewer system before the pump could be stopped. In another incident a youth using an automatic nozzle to refuel a bus, left the vehicle unattended. The tank overflowed and the automatic nozzle failed to shut off. This resulted in 90 gallons of gasoline escaping into the sewer system.

There have been several instances of underground tanks being over-filled and the gasoline escaping into the sewer system. In one case it flowed into the basement of an adjoining residence and flashed on fire killing two occupants. A gasoline spill of even fifty gallons within a building presents an extremely dangerous problem of removal notwithstanding the potential hazard to the public caught in a flash fire. It is virtually impossible to eliminate all of the sources of ignition in a building where autos are being driven or where the public has access.

Should a flash fire occur within a building, the value of a sprinkler system is doubtful, from a life safety point of view, since the injury to a human is done in the instant of the flash fire, whereas a sprinkler system takes several seconds to come into operation. The consequence of an explosion of gasoline vapours ignited within a building would of course also be felt before a sprinkler system could function although it would likely control an extension of the fire.

Board of Administration, February 19, 1971 . . . . (BUILDING - 6)

Clause 4 continued

The Fire Chief supports the position taken by the National Fire Code of Canada in prohibiting the dispensing of gasoline within any building.'

The City Building Inspector and the Fire Chief recommend strongly that the City By-laws not be changed to permit dispensing of gasoline within buildings."

Your Board RECOMMENDS that the recommendation of the City Building Inspector and the Fire Chief be approved.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 63, 65

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Board of Administration, February 19, 1971 . . . . . (FINANCE - 1)

#### FINANCE MATTERS

##### RECOMMENDATIONS

1. New Clerical Position in the Parking Branch  
of the Traffic and Transportation Division -  
Engineering Department

The Director of Finance, Director of Personnel Services and the Co-ordinator of Data Processing & Systems report as follows:

"The City Engineer has requested that a review be made of the need for clerical assistance for the Parking Engineer with the suggestion that a full-time position is required. The request was referred to the Research and Systems Committee for review.

Following Council approval on February 4, 1969, of the establishment of a Parking Engineer position, funds were provided in the 1970 Budget to provide for a typist for 6 months. Though the Parking Engineer was appointed in March 1970, it was necessary that he continue to carry out urgent special assignments from his previous position in the department which extended into the fall of the year, thus limiting the time he could devote to the work of his new position. Parking Branch typing requirements were, therefore, with the exception of the one month period described below quite limited and were provided by present Engineering Department typists until the Parking Engineer could become operative on a full-time basis and this report prepared on the need for the typist position. The funds provided have therefore not been fully used.

We have examined the clerical workload for a period of about one month and have confirmed the City Engineer's recommendation that a full-time position is required. The study was conducted by using clerical and typing assistance from other branches in the Traffic Division and in the Typist Pool and showed a requirement for 4½ days typing and clerical assistance each week. This assistance could not be obtained on a continuing basis in the future because the study caused a backlog of typing and clerical work in these other branches. The study showed that the work is divided equally between normal typing work and routine clerical tasks such as filing and data preparation. For these clerical tasks, some arithmetical competence is required.

The nature of the work is such that there are both high and low volume periods. For purposes of efficiency the proposed position should be established in the present Engineering Department Typing Pool to provide the necessary flexibility.

Since the Parking Engineer's position is currently vacant the proposed clerical position should not be filled until the Parking Engineer's position is filled. A desk, chair, electric typewriter and dictating machine must be provided for the clerical position.

. . . Cont'd.

Board of Administration, February 19, 1971 . . . . . (FINANCE - 2)

Clause No. 1 (Cont'd.)

At the request of the City Engineer, the Director of Personnel Services has reviewed the proposed duties and responsibilities of the above named position.

The incumbent will perform typing and clerical work of limited complexity on a variety of assignments in accordance with clearly defined work methods and procedures. The incumbent will file material, tabulate and prepare data which will involve simple arithmetical computations, type various reports and other material from copy, rough draft, dictaphone or general instruction, plus answer a variety of telephone enquiries. The work of this position falls substantially within Class Specification No. 003, Clerk Typist II, Pay Grade 9, and the Director of Personnel Services recommends that it so be classified effective when adopted.

The estimated recurring annual cost of this proposal determined by the final step in the pay range at 1971 (2nd half) rates and including fringe benefits at 10% will be \$6,230.

SUMMARY

<u>Incumbent</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
One new position	Clerk Typist II P.G. 9 (\$391-463) Jan.1/71 (\$398-472) July 1/71	When adopted

COSTS

Annual

Clerk-Typist II (1971 rates & fringes)	<u>\$6,230</u>
--	----------------

Initial

1 Typewriter desk & 1 Typist chair	\$ 260
1 Electric Typewriter	500
1 Dictating Unit	<u>340</u>
	<u>\$1,100</u>

RECOMMENDED that:

- (a) A Clerk-Typist II position be established in the Engineering Department's Typing Pool at an annual cost of \$6,230 (1971 rates);
- (b) The position be filled when the Parking Engineer's position is filled;
- (c) That funds required for the above Clerk-Typist position and the necessary office furniture and equipment (\$1,100), be approved in advance of the 1971 Revenue Budget."

Your Board RECOMMENDS that the recommendation of the officials be adopted.

Board of Administration, February 19, 1971 . . . . . (FINANCE - 3)

2. Board of Parks & Public Recreation:

Supervised Recreation Division - Reorganization

At a meeting of the Board of Parks and Public Recreation held on February 8, 1971, it was regularly moved and seconded:

"RESOLVED: That the Board approve the report on 'Supervised Recreation Division - Reorganization' dated December 14 and request City Council to approve one new position of Assistant Director of Supervised Recreation and arrange for additional necessary Park Board estimates for 1971.

- Carried"

A copy of the report dated December 14, 1970, is circulated.

Your Board RECOMMENDS that the recommendations of the Administrative Analyst and the Director of Personnel Services which are, in summary:

- (a) The Division of Supervised Recreation be reorganized by the establishment of one additional position of Assistant Director of Supervised Recreation.
- (b) Each of the Assistant Directors be responsible for the Supervised Recreation Programs at seven Community Centres or Community Project Areas. Further, that they be responsible for the innovation and development of programs for both winter and summer months in accordance with the desires of the local Community Associations and other responsible agencies.
- (c) In order to achieve the program, the Director and the two Assistant Directors report to the Superintendent on the administrative arrangements necessary for the development of such programs and the hiring of permanent and part-time staff, as necessary.
- (d) The Recreation Program Organizer, the Arts and Crafts Specialist, the Amateur Sports and Fitness Specialist and the Director of Camp Capilano report to and receive instruction from the Director of Supervised Recreation.
- (e) The additional position of Assistant Director of Supervised Recreation, Pay Grade 28 (\$902-1031) be established effective when filled in accordance with the report of the Director of Personnel Services.

be approved.

(NOTE: It is noted that this report is the first of a series being developed concerning the organization and operation of the Supervised Recreation Division and the Community Centres.)

Board of Administration, February 19, 1971 . . . . . (FINANCE - 4)

CONSIDERATION

3. Replacement of IBM Equipment -  
Vancouver Police Department

The following is a report of the Director of Finance and the Co-ordinator of Data Processing & Systems:

"On January 28, 1971, the Board of Police Commissioners resolved as follows:

'A letter was received from the Co-ordinator of Data Processing and Systems recommending that the present IBM Model 026 printing card punch be replaced with a Model 029 and the present 056 card verifier be replaced with a Model 059. He said the present equipment had been in use for 12 years and should be replaced with machines which will have maximum compatibility with the City's computer system. He stated the increase in annual rental would be \$552.00 and the increase estimated for 1971 would be approximately \$472.00. He recommended that because of the delivery time the Board request the approval of City Council to order the replacement machines prior to Budget approval.

Moved:

"THAT City Council be requested to consider approving the replacement of a Model 026, printing card punch, and a Model 056, card verifier, prior to final approval of the 1971 Police Estimates.

Carried."

As part of the studies authorized by City Council on September 25, 1969, consideration has been given to present and proposed increases in the Data Processing activities in the Department. For the reasons given in the resolution of the Police Commission and in order to facilitate work in the Statistical Section of the Police Department, the replacement of two of the three older keypunch machines with current models has been recommended.

These changes will involve an annual increase in rental of \$552. The estimated increase for 1971 is \$472., including delivery charges. Early delivery of the machines is desirable to assist the Statistical Section with its work.

The Comptroller of Accounts advises that the additional expenditure has been included in the Departmental estimates and that if this request is approved, the Budget will be adjusted accordingly.

Recommended (a) That the replacement of two keypunch machines at the Police Department as detailed, be approved.

(b) That necessary expenditures amounting to an estimated \$472. in advance of 1971 Budget approval be authorized."

Your Board submits the above report for Council CONSIDERATION.

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTFEBRUARY 19, 1971RECOMMENDATIONS

1. "Care of the Dying Patient and His Family"  
Attendance - Mrs. M. Iwanczyk, Health Dept.

The Director of Personnel Services reports as follows:

"The above course is being sponsored by the Continuing Nursing Education section of the Health Sciences Centre/School of Nursing at the University of British Columbia, on Tuesday, March 2nd and Wednesday, March 3rd, 1971.

The purpose of this course is to provide the participant with the opportunity to acquire information on the process of death and dying with a view to improving care of dying persons and their families. The Director of Welfare Services advises that in the course of placing persons with terminal illnesses, the staff is frequently confronted with helping persons and their families throughout this very difficult period. Dr. Kubler-Ross is internationally known for her work in this field, and the Director of Welfare Services and Medical Health Officer wish Mrs. M. Iwanczyk, Public Health Nurse I to attend this course.

The total cost to the City for Mrs. Iwanczyk to attend this course would be \$23.00 and two (2) days leave of absence with pay. The Comptroller of Accounts advises that this amount would be available from Appropriation 7090/933 - Administrative and Technical Courses - all Departments.

As this request of the Director of Welfare Services and Medical Health Officer is in accordance with the basic requirements of Regulation 248, I recommend approval."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. "Pre-School Child with Ability and Disability"  
Attendance - Miss N.M. Raper, Health Dept.

The Director of Personnel Services reports as follows:

"The School of Nursing, University of Colorado, will hold the above course in Denver from March 15th to March 26th, 1971, inclusive. It is designed not only to teach the use of the 'Denver Development Screening Test' and other developmental screening tools but also follow up the management of those children found to have developmental lags and physical defects.

. . . Cont'd.

Board of Administration, February 19, 1971... (SUPPLEMENTARY PERSONNEL - 2)

Clause No. 2 (Cont'd.)

The Metropolitan Health Service of Greater Vancouver wishes to include this special test to improve services in the Greater Vancouver area. This requires the training of one staff member in its proper use in order to undertake the training of others. The City Medical Health Officer requested and obtained approval from the Province of a Short Term Post Graduate Training Grant of \$597.00 covering all expenses and now requests approval of attendance for Miss N. Marjorie Raper, Public Health Nurse II and Assistant Supervisor of Child Health Services.

The total cost to the City would be 10 days leave of absence with pay from March 15th to March 26th, 1971 inclusive.

An application for registration has already been sent to the University of Colorado; in the event of the non-acceptance of Miss Raper's application, this leave of absence with pay would be cancelled.

As the request of the City Medical Health Officer meets the basic requirements of Personnel Regulation 248, I recommend approval subject, however, to the acceptance of Miss Raper's attendance by the School of Nursing, University of Colorado."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

3. "Human Teaching for Human Learning"  
Attendance - Miss J. Bohanec, Social  
Planning/Community Development.

The Director of Personnel Services reports as follows:

"The Centre for Continuing Education, University of British Columbia, is holding the above seminar on Friday, March 12th, 1971 (Vancouver location to be arranged). The course is presenting the new concept of 'confluent education' and will deal with ways of integrating affective and cognitive dimensions of learning so that learning may become more efficient, challenging, human and rewarding.

The Director of Social Planning/Community Development wishes Miss Joslin Bohanec, Area Co-ordinator to attend. In her role of local area co-ordinator, she constantly arranges situations which require re-evaluation and introduction of new ideas. It also involves helping others to set up learning programs for various groups, i.e. parents, children, staff and volunteer trainers, etc.

The total cost to the City would be \$18.00 for registration fee and one day leave of absence with pay. The Comptroller of Accounts advises that this amount would be available from Appropriation 7090/933 - Administrative and Technical Courses-all Departments.

As this request of the Director of Social Planning/Community Development is in accordance with the basic requirements of Personnel Regulation 248, I recommend approval."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

Board of Administration, February 19, 1971... (SUPPLEMENTARY PERSONNEL - 3)

4. Annual Motor-Vehicle Maintenance Course -  
 Attendance - Mr. W.H. Martin and  
Mr. G.P. Harford, Engineering Department.

The Director of Personnel Services reports as follows:

"The Annual Motor-Vehicle Maintenance Course, conducted by the College of Engineering, University of Washington, Seattle, is being held March 22nd to March 25th, 1971, inclusive. Members of the Equipment Branch staff who have attended the course in previous years have found it to be very valuable instruction in modern methods of vehicle maintenance and repair.

The City Engineer wishes Mr. W.H. Martin, Equipment Technician, to attend all four days of this course. The fourth day is specially allocated to Management-Sessions and covers such topics as 'Industrial Safety', 'Operator-Training', 'Equipment Rental Practice', and the City Engineer requests that Mr. G.P. Harford, Equipment Engineer, be authorized to attend the 'Management-Sessions' on the fourth day only (March 25th, 1971).

The total estimated cost to the City would be approximately \$179.00 (Fees - \$45.00; Transportation - \$30.00; Accommodation - \$70.00; Meals - \$27.00; U.S. Exchange - \$7.00) and five days (4 days x 1 and 1 day x 1) leave of absence with pay. The Comptroller of Accounts advises that this amount would be available from Appropriation 7090/933 - Administrative and Technical Courses - all Departments.

As this request of the City Engineer is in accordance with the basic requirements of Personnel Regulation 248, I recommend approval."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

#### CONSIDERATION

5. Leave of Absence with Pay -  
D.H. Brewer, Finance Department.

The Director of Personnel Services reports as follows:

"Mr. D.H. Brewer, Buyer in the Purchasing Division, was absent on November 23rd and 1/2 day on November 24th, 1970, to participate in a search for a missing hiker on Seymour Mountain. Mr. Brewer is the leader of a volunteer team which assists the R.C.M.P. with such searches.

On a previous occasion, Council granted leave of absence with pay, and a request is made for leave with pay for the 1 1/2 days in November, 1970, as described above."

Your Board submits for Council CONSIDERATION that D. Brewer, Buyer in the Purchasing Division of the Finance Department, be granted 1 1/2 days leave of absence with pay while participating as a leader in a search for a missing hiker on Seymour Mountain.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 67.....

BOARD OF ADMINISTRATIONPROPERTY MATTERSFEBRUARY 19, 1971RECOMMENDATIONS

1. Sale of City-Owned Land  
East Side of Knight, North of 18th Avenue

RECOMMENDED that the following offer to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: Lot 27, D.L. 756, Plan 13691

<u>NAME</u>	<u>LOT</u>	<u>APPROX.SIZE</u>	<u>SALES PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Brite Construc- tion Ltd.	27 41	51' x 105.89' 115.91	\$12,326.00	City Terms @ 9 $\frac{1}{4}\%$	1. Subject to a bulkhead agreement - above streets  2. Site contains fill and no guarantee given to stability of soil.

2. Block bounded by Main, Powell, Gore and Cordova Streets (Blk. 5, D.L. 196)  
Expropriation for Provincial Courts

The Supervisor of Property and Insurance reports as follows:

"On November 25, 1969 City Council confirmed the above block, Block 5, D.L. 196, as a site for the new Provincial Courts (Vancouver) Complex.

This site comprises 27 lots, three of which were previously owned by the City and developed for police parking. To date twelve lots representing eight ownerships have been acquired and two lots under one ownership have been expropriated. Negotiations with the remaining seven owners have been stalemated, there being a considerable difference between owners' asking prices and independent appraisals received by the City. Following consultation with the City Solicitor, he has requested that authority be obtained to expropriate the ten remaining properties in this block as listed below, it being noted that said expropriation will not preclude further negotiations towards a final settlement.

<u>Legal Description</u>	<u>Address</u>
Lot 1, Block 5, D.L. 196	202 Main St. & 210-218 Powell St.
Lots 4 & 5, Block 5, D.L. 196	220-224 Main Street
Lot 8, Block 5, D.L. 196	238-242 Main Street
Lots 9 & 10, Block 5, D.L. 196	298 Main Street
Lot 20, Block 5, D.L. 196	268-270 Powell St. & 203-221 Gore Avenue

continued . . . /2

Board of Administration, February 19, 1971 . . . . (PROPERTIES) . . 2

Item No. 2 Cont'd

Lots 21 & 22, Block 5, D.L. 196                    252-262 Powell Street

Lot 27, Block 5, D.L. 196                    226-228 Powell Street

RECOMMENDED that the Corporation Counsel be authorized to expropriate the above properties in accordance with the resolutions for that purpose submitted under 'Motions'."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

3. S/S Powell Street between Hawkes and Heatley Avenues Transfer of Interest - Redevelopment Scheme A.5

The Supervisor of Property and Insurance reports as follows:

"Resolution of Council dated January 23rd, 1969 approved the sale of Lot 15 Block 51, D.L. 181 for the sale price of \$8,500.00 cash. The sale is subject to the condition that "no purchaser shall, except with the prior written consent of the City, resell, lease or otherwise dispose of the land in the subject area, before development is completed."'

We have received a communication from the purchaser, G.W. Ribchester & Sons Limited that they are unable to proceed with the development of the lot as they are selling their adjoining property and relocating elsewhere. The purchaser has arranged a sale of the property with Harry Livingstone and Fred Stooshnov, the abutting owners on the other side. They plan to develop the lot for parking purposes in connection with their business.

The Urban Renewal Co-ordinating Committee meeting on September 11th, 1970 approved the transfer of the lot.

RECOMMENDED that permission be granted to G.W. Ribchester to transfer their interest in Lot 15, Block 51, D.L.181 to Harry Livingstone and Fred Stooshnov, subject to:

- a) The conditions of sale as originally laid down.
- b) The transfer being on the basis of no financial gain or benefit to G.W. Ribchester & Sons Limited.
- c) All registration fees being paid by the applicants.
- d) Commencement and completion dates for construction being the same as established, i.e. July 23rd, 1971 and January 23rd, 1973, respectively."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Board of Administration, February 19, 1971 . . . . . (PROPERTIES) . . 3

4. Sale: S/S Powell Street between Heatley and Hawkes  
Redevelopment Project 2 - Area A-5

The Supervisor of Property and Insurance reports as follows:

"The City of Vancouver, in partnership with the Government of Canada (Central Mortgage and Housing Corporation) and the Province of British Columbia, has, under Urban Renewal Project 2, acquired and cleared certain lands which were advertised for sale through this office on behalf of the Partnership subject to the following conditions:

- (A) Purchasers must submit with their offers for the land, information on the use and approximate size and type of building or buildings proposed.
- (B) Purchasers will be required to enter into an agreement with the City of Vancouver to start development within eighteen months and to complete development within thirty-six months from the date of the purchase.
- (C) The date of sale will be the date that the offer to purchase is approved by City Council and Central Mortgage and Housing Corporation.
- (D) No purchasers shall, except with prior written consent of the City resell, lease or otherwise dispose of the land in the project area before development is completed.
- (E) The purchaser shall grant the City, on behalf of the Partnership, an option to repurchase the land at the net sale price, which option will be exercised if development is not started within eighteen months or is not completed within thirty-six months from the date of purchase.
- (F) The purchaser agrees that if his bid is accepted to support any local improvements which have been initiated by the City and to pay the levies imposed against the land under the local Improvement By-law with respect thereto.

In accordance with Urban Renewal Project 2, an extensive programme of municipal servicing is being undertaken in Area A-5, including paving of the streets and lanes, street lighting and the installation of new sidewalks, curbs and gutters. Purchasers of properties in this area are advised that, as a result of the Urban Renewal Project, they will receive 50% relief from their portion of annual local improvement taxes.

- (G) Lands to be consolidated into sites of not less than 50' in frontage wherever feasible.
- (H) Purchasers to enter into any necessary agreements with the City in regard to easements or bulkheads as applicable to various sites.

RECOMMENDED that the following offer to purchase be approved under the terms and conditions set down by City Council.

continued . . . / 4

Board of Administration, February 19, 1971 . . . (PROPERTIES) . . 4

Item No. 4 Cont'd

Re: Lot 12, Block 51, D.L. 181, Plan 196  
 (zoning M-2)  
 Situated S/S Powell Street between  
 Heatley & Hawkes Avenues

<u>NAME</u>	<u>LOT</u>	<u>APPROX.SIZE</u>	<u>SALES PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
James Paoni & Stephen Paoni	12	25' x 122'	\$7,500.00	City Terms @ 9 $\frac{1}{4}\%$	Subject to existing party wall agreement pertaining to Lot 11 and registered in the Land Registry Office under filing 204477M.

5. Sale: Residential Lot in Champlain Heights  
N/S 50th Avenue, E. of Tyne Street

RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. This lot is marketed on the basis of fixed price, in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lot 34, D.L. 339, Plan No. 13659

<u>NAME</u>	<u>LOT</u>	<u>APPROX.SIZE</u>	<u>SALES PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Edward Thomas Dryhurst & Marguerite Blanche Dryhurst	34	50' x 108.62' 57.8 109.73	\$14,000.00	City Terms @ 9 $\frac{1}{4}\%$	

6. Sale: Residential - Champlain Heights  
S/S 49th Avenue East of Tyne Street

RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. This lot is marketed on the basis of fixed price, in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lot 1, D.L. 339, Plan No. 13659

<u>NAME</u>	<u>LOT</u>	<u>APPROX.SIZE</u>	<u>SALES PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Ben Rubin & Elsie Margaret Rubin	1	42.5 x 130 35.4 127.78	\$12,500.00	City Terms @ 9 $\frac{1}{4}\%$	Subject to a bulkhead agreement - 1' + above lane

Board of Administration, February 19, 1971 . . . . . (PROPERTIES) . 5

7. Lease - Parking Site  
N/E Corner of Dunsmuir and Richards Sts.

The Supervisor of Property and Insurance reports as follows:

"Tenders for the operation of the above parking site (Lots 24-32 Incl., Block 35, D.L. 541) which provides approximately 98 parking stalls, were advertised in the local newspapers, and were opened by the Board of Administration on February 1st, 1971, in accordance with the usual tendering procedure. The tenderers in each case, were required to submit bids on the basis of a flat rate as well as a percentage of the monthly gross, both figures were required to be quoted.

The lease is to commence on March 1st, 1971, and is for a period of 5 years, the lessee being required to bear all expenses except property taxes. The operation of the site is to be in accordance with the terms and rates established by the former Vancouver Parking Commission. These rates are in effect at the present time and the site is operated by Imperial Parking Ltd.

The following bids were received:

- (1) Metro Parking Limited,  
who offered a flat rate of \$3,500.00 per month or 75% of the gross receipts per month, whichever is the greater.
- (2) Imperial Parking Limited,  
who offered a flat rate of \$3,250.00 or 66% of the gross receipts per month, whichever is the greater.
- (3) Downtown Parking Corporation Limited,  
This tender did not offer a flat rate or a percentage of the gross receipts per month. The basis of their bid was the right of the Corporation to deduct from total gross income such items of operating expenses as listed in their submission, and such other presently unforeseen expenses as may be allowed by lessor under a mutual agreement with lessee, the balance of gross income to be remitted by the lessee.

The Property and Insurance Office has attempted to analyse the offer from Downtown Parking Corporation on the basis of operating statements of other lots presently under their control. This information was then related to the subject lot. The conclusion is that the average monthly return to the City will not be as high as that offered by Metro Parking Limited. It should be noted that the tender submitted by Downtown Parking Corporation Ltd. does not conform with the tendering procedure as advertised.

Bid No. 1 from Metro Parking Limited in the amount of \$3,500.00 per month or 75% of the gross receipts per month is considered to offer the best return to the City.

RECOMMENDED that the bid from Metro Parking Limited be accepted and a lease be drawn in accordance with the foregoing conditions as well as those stated in the tender call and subject to the approval of the City Engineer, and Corporation Counsel."

continued . . /6

Board of Administration, February 19, 1971 . . . . (PROPERTIES).6

Item No. 7 Cont'd.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

DELEGATION REQUEST - NOTE LETTERS ATTACHED.

8. Repurchase on Lots S/E Corner of Heatley & Alexander and Lot N/W Corner of Cordova & Hawks Sts.

The Supervisor of Property and Insurance reports as follows:

"Council, on January 23rd, 1969, approved the sale of Lot A, Block 51, D.L. 181, Lot A, Block 61, D.L. 181 and Lot B, Block 61, D.L. 181, and on February 11th, 1969, Council approved the sale of Lot A, Block 44, D.L. 181. All these lots were sold to G. Lim & Sons Limited. These sales subject to the purchaser giving the City an option to repurchase if the purchaser did not proceed with development within a given period.

In a letter dated December 3rd 1970, Lew and Wong, Solicitors for G. Lim & Sons Ltd., have asked the City to exercise its option to re-purchase Lot A, Block 44, D.L. 181 and Lot A, Block 51, D.L. 181. Due to present economic conditions their clients are unable to make payment on all four lots.

The members of the Urban Renewal Co-ordinating Committee have approved the exercising of these options. This proposal is also endorsed by the City Solicitor.

RECOMMENDED that the City, on behalf of the Urban Renewal Partnership, exercise its option to purchase on Lot A, Block 44, D.L. 181 and Lot A, Block 51, D.L. 181, subject to the following conditions:

- (a) All legal and registration fees being paid by the applicant.
- (b) Applicant to pay all taxes and interest to official date of repurchase.
- (c) All the payments received to date be transferred to the two remaining lots still held by the applicant."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

9. Sale of City-Owned Lot  
S/S 800 Block E. Hastings Street between Hawks and Campbell Avenues

The Supervisor of Property and Insurance reports as follows:

"Lot 8, Block 66, D.L. 181, situated on the south side of Hastings Street between Hawks and Campbell Avenues was acquired by the City by Tax Sale in 1938. This lot is 25' x 122', zoned M-1 Light Industrial District, and it was previously reserved from sale due to its location within the Urban Renewal Program.

| continued . . . /7

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Item No. 9 Cont'd.

The Danish Community Centre has submitted an application to purchase the City-owned lot. The Community Centre purchased the adjoining Lots 4 to 7, Block 66, D.L. 181 (Hastings Auditorium) in 1969 and they presently utilize Lot 7 for off-street parking. However, due to its limited width of 25 ft., vehicular access and parking is severely restricted. The acquisition of the City lot would create a 50' parking lot.

The sale of the City-owned lot was referred to the Director of Planning and he has recommended that City Lot 8 be released for sale to the Danish Community Centre subject to the following conditions:

- (1) That Lot 8 is consolidated with the adjoining Lots 4-7 inclusive, owned by the Danish Community Centre, to form one parcel of land.
- (2) That the Danish Community Centre grant the Progressive Manufacturing Company a one-year lease of the easterly 40' of the consolidated site for the provision of at least 12 off-street parking spaces, to be maintained in accordance with all relevant regulations of Section 12 of the Zoning and Development By-law.

With respect to condition (2), the Progressive Manufacturing Company Limited, situated on Lots 10 to 13, Block 66, D.L. 181, obtained a development permit in 1965 to erect a 2-storey addition to its plant. As a condition of this permit, the Company was required to provide off-street parking whereupon this Company made arrangements to lease both Lot 7 from its previous owners and City-owned Lot 8. It is noted that this Company improved both lots with blacktop. As a further condition of the development permit, the Company submitted an undertaking that if Lots 7 and/or 8 shall no longer be available for the provision of the required off-street parking, then the required off-street parking facilities will be provided at an alternate location and to the satisfaction of the Technical Planning Board within 30 days from the date of the discontinuance of the use of Lots 7 and/or 8.

The lease of both Lots 7 & 8 have since expired. Since purchasing their property, the Danish Community Centre has retained Lot 7 in conjunction with their auditorium activities. The lease of City-owned Lot 8 was for a five year period and this lease expired on September 30th, 1970.

The lease of the single City lot for parking purposes is impractical. This 25' lot could not accommodate the required off-street parking spaces required by the Progressive Manufacturing Co. Limited.

If the sale of Lot 8 to the Danish Community Centre is approved, the Centre is prepared to lease the easterly portion of Lots 7 & 8 to Progressive Manufacturing Company Limited for a period of one year to provide the required off-street parking spaces. This would be

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sufficient time for the Company to locate alternative space.

The Danish Community Centre has offered to purchase City-owned Lot 8, Block 66, D.L. 181, for the sum of \$12,000.00 on terms of \$3,000.00 cash, balance to be paid in 10 equal semi-annual payments together with interest at 9 $\frac{1}{4}$ % per annum, calculated semi-annually, plus proportion of current year's taxes, registration fees and the City's Administration fee of \$50.00.

The offer is considered to be fair and reasonable value for this property. The request for the direct sale of the City-owned lot, without prior advertising, is submitted to Council for CONSIDERATION.

In the event that Council approves the sale of Lot 8 to the Danish Community Centre, the Supervisor of Property and Insurance recommends the sale be subject to the following conditions:

- (a) That the Danish Community Centre grant the Progressive Manufacturing Company a one-year lease of the easterly portion of Lots 7 and 8 to provide at least 12 off-street parking spaces.
- (b) That Lots 4 to 8 inclusive be consolidated to form one parcel of land, the consolidation to be effected when payment for the City lot is completed.
- (c) The Danish Community Centre to grant the City an option to repurchase Lot 8 at the sale price in the event that consolidation of Lots 4 to 8 into one parcel could not be effected when payment for Lot 8 is completed.
- (d) The costs of consolidation and documentation to be paid by the Community Centre."

Your Board

Submits the foregoing report to Council for CONSIDERATION.

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FOR ADOPTION SEE PAGE(S) b7